

What is a single family?

A family, as defined by the City Council, is a nonprofit household unit sharing common living, sleeping, cooking, and sanitary facilities which includes a person living alone or certain groups. Groups of people related by blood, marriage, adoption, guardianship, or foster care can occupy a single dwelling unit. Additionally, three unrelated adults or up to seven unrelated adults with disabilities may also occupy a single dwelling.

What is the maximum number of tenants allowed in a single-family residence/dwelling unit?

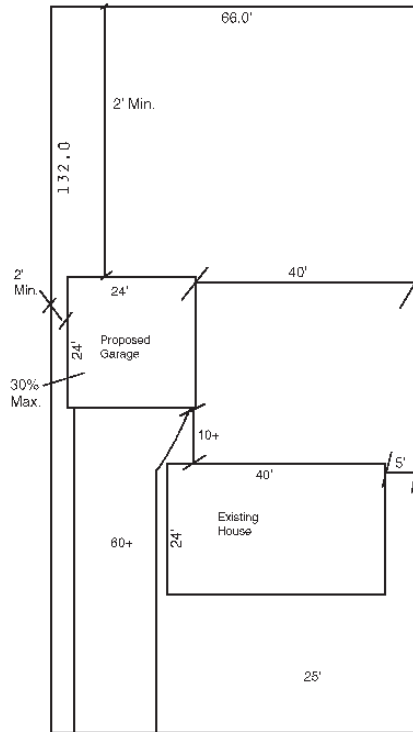
A single dwelling can be occupied by a single family. Certain groups of people can share a household, as explained above.

What other groups' living arrangements are allowed at residential properties?

- Group homes are supervised living arrangements. Customarily these groups of children or adults are provided 24-hour supervised care. Usually more than seven people are living in this residential context. These residential uses may require a conditional use permit prior to occupancy.
- Assisted living and congregate care facilities provide apartment-style living for persons with chronic illness and the elderly. There is one common hot meal provided daily, and many times have a common dining area and kitchen.
- Nursing homes: These facilities provide extended or immediate care and are licensed by the state.

How can I determine the location of a shed or accessory structures?

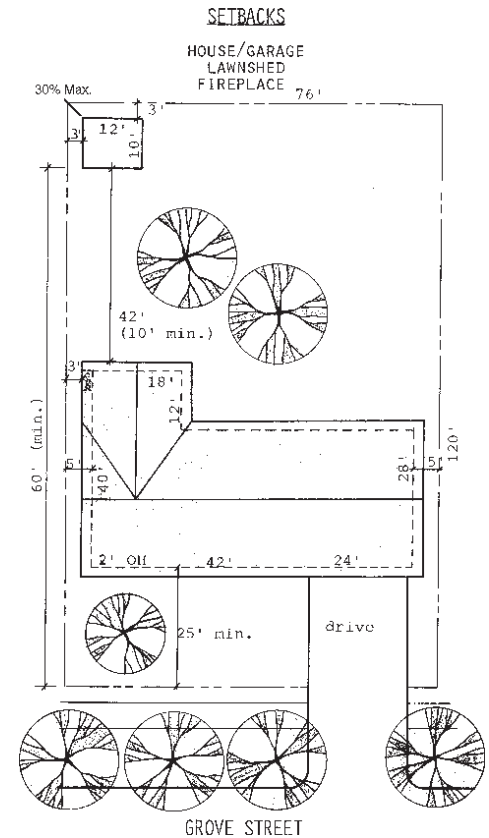
Detached accessory buildings/structures located ten (10) feet or more from your residence and at least sixty (60) feet or more from all front property lines may be erected within two (2) feet of the side and rear property lines.



Address and Street

Special rules apply to accessory structures on corner lots and lots abutting an alley. Please contact the City Zoning Office for these details. In all cases, detached accessory structures shall not occupy more than **thirty (30) percent** of the property's rear-yard area.

A building permit is required to be obtained prior to a shed/garage being built or moved onto a lot.



Can I park commercial or service vehicles at my residence?

Commercial vehicles adapted, designed, or physically altered to perform a specific commercial function are not permitted to be parked or stored in any residential district unless required for the performance of a service required at that particular residence. Service vehicles that support services and are built or assembled for personal passenger use with

attachments are allowed in a residential district.

Can I park my personal and recreational vehicles, including boats, campers, RVs, jet skis, ATVs and trailers, anywhere on my property?

Parking of recreational vehicles, including campers, boats, trailers, etc., is allowed anywhere in the rear yard, as long as the parking space is hard-surfaced with asphalt or concrete. Additionally, the driveway to the parking space in the rear yard needs hard-surfacing. Depending on the size of your lot and the location of the house, you may have other areas to park your recreational vehicle. Contact the Zoning Office for details specific to your lot. Remember, temporary parking in the driveway is allowed for one recreational vehicle for a period of less than 48 hours for cleaning and loading.

What is the required front yard?

The required front yard is located adjacent to the street. Therefore, corner lots or lots that have streets on two or more sides, have more than one required front yard. The front yard is measured from the property line, inward 25-30 feet depending on the zoning district.

Can I hook up my recreational vehicles to utilities?

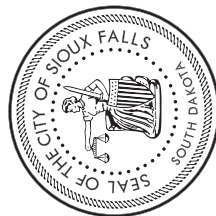
Recreational vehicles **shall not** be occupied. Recreational vehicles may not be provided with utility hookups, except for electricity on a temporary basis while loading and unloading.

Can I park on the grass?

No. All off-street parking spaces and the access drives thereto must be hard-surfaced with concrete or asphalt. Parking is not allowed in the required front yard.

Additional regulations.

Please contact the Zoning Department located on Ground Floor of City Hall or call 367-8254 for further information or for copies of the ordinances which may be applicable.



City of Sioux Falls

Zoning Office

Ground Floor

224 West Ninth Street

P.O. Box 7402

Sioux Falls, SD 57117-7402

(605) 367-8254

TTY/Hearing Impaired (605) 367-7039

www.sioxfalls.org/zoning



Residential Property Issues



- **Residential Parking**
- **Number of Tenants Allowed in a Single-Family Dwelling**
- **Location of Accessory Sheds/ Garages**
- **What Constitutes a Single Family**
- **Supervised Group Homes**

Prepared by
City of Sioux Falls
Planning and Building Services

Revised May 2011

